175.0	0004	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	611,400 /	611,400
					USE VALUE:	611,400 /	611,400
					ASSESSED:	611,400 /	611,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		PIEDMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FEIGENSON ERIC R
Owner 2:	
Owner 3:	
Street 1:	31 PIEDMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,386 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Vinyl Exterior and 1728 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4386.000	216,500	8,800	386,100	611,400
Total Card	0.101	216,500	8,800	386,100	611,400
Total Parcel	0.101	216,500	8,800	386,100	611,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 353.82 | /Parcel: 353.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 175.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	216,500	8800	4,386.	386,100	611,400	611,400	Year End Roll	12/18/2019
2019	101	FV	190,800	9100	4,386.	380,600	580,500	580,500	Year End Roll	1/3/2019
2018	101	FV	190,800	8400	4,386.	292,300	491,500	491,500	Year End Roll	12/20/2017
2017	101	FV	190,800	8400	4,386.	275,800	475,000	475,000	Year End Roll	1/3/2017
2016	101	FV	190,800	8400	4,386.	253,700	452,900	452,900	Year End	1/4/2016
2015	101	FV	178,800	8700	4,386.	237,200	424,700	424,700	Year End Roll	12/11/2014
2014	101	FV	178,800	8700	4,386.	218,400	405,900	405,900	Year End Roll	12/16/2013
2013	101	FV	178,800	8700	4,386.	218,400	405,900	405,900		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13652

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PACIFICO LOUIS	29937-368		3/19/1999		256,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	HS	Hanne S
11/1/2008	Meas/Inspect	197	PATRIOT
12/30/1999	Meas/Inspect	243	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

117304

GIS Ref

GIS Ref

Insp Date

08/31/18

!13652!

PRINT

Date	Time
12/11/20	03:34:40

LAST REV

Date	Time
10/02/18	11:50:55

mmcmakin

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	117304
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4386		Sq. Ft.	Site		0	70.	1.26	6									386,105						386,100	

Total AC/HA: 0.10069 | Total SF/SM: 4386 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 386,105 | Spl Credit | Total: 386,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	143.168
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	313817
Depreciation:	97283
Depreciated Total:	216534

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

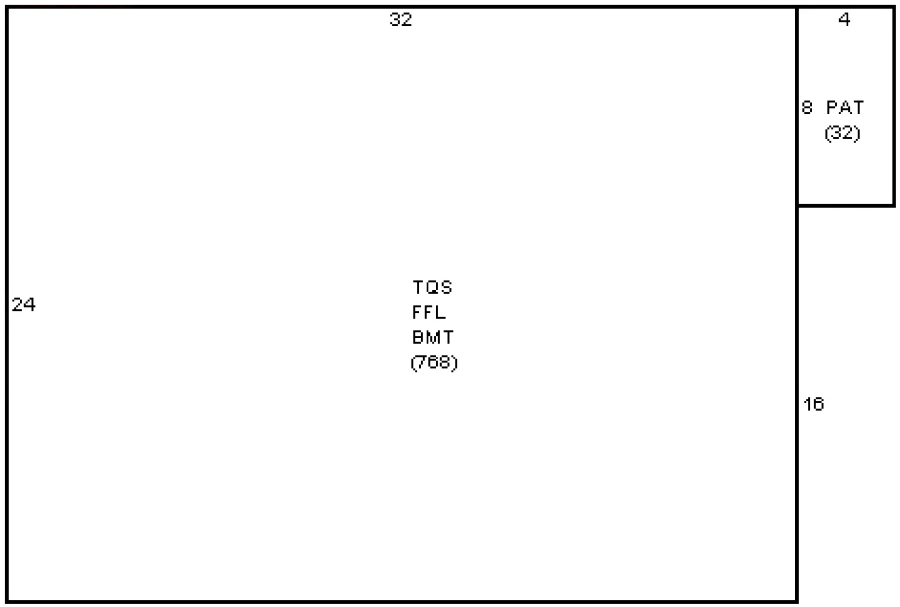
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	143.17
Special Features:	0	Val/Su Net:	100.98
Final Total:	216500	Val/Su SzAd	161.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	56.910	43,706
FFL	First Floor	768	143.170	109,953
TQS	3/4 Story	576	143.170	82,464
PAT	Patio	32	6.060	194

Net Sketched Area:	2,144			Total:	236,317
Size Ad	1344	Gross Are	2336	FinArea	1728

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 175.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X9	A	AV	1980	0.00	T	31.2	101						
2	Frame Shed	D	Y	1	4X5	A	AV	1980	0.00	T	31.2	101						
12	Pool-Gunite	D	Y	1	16X32	A	AV	1980	22.87	T	31.2	101			8,100			8,100
19	Patio	D	Y	1	8X32	A	AV	1980	3.71	T	31.2	101			700			700

More:	N	Total Yard Items:	8,800	Total Special Featues:		Total:	8,800